



Timothy W. Dore
U.S. Bankruptcy Court

(Dated as of Entered on Docket date above)

UNITED STATES BANKRUPTCY COURT FOR THE
 WESTERN DISTRICT OF WASHINGTON
 AT SEATTLE

In re:

WIRELESS ADVOCATES, LLC,
 Debtor.

Bankr. No. 23-10117-TWD

Order Approving Stipulation and
 Granting the Army & Air Force
 Exchange Service Relief from the
 Automatic Stay under Section 362(d)
 and Abandonment of Property

This matter came before the Court on the *Stipulation to Relieve the Army & Air Force Exchange Service from the Automatic Stay under Section 362(d) and for Abandonment of Property*, [ECF No. 238] (the Stipulation),¹ entered between Virginia Burdette, as Chapter 7 Trustee for the Debtor (Trustee) and creditor Army & Air Force Exchange Service (AAFES), and AAFES' Motion to Approve that Stipulation. ECF No. 239 (the Motion). For the reasons stated in the Stipulation and Motion, the Court finds good cause to approve the Stipulation, and grant the relief from the

¹ Capitalized terms used but not defined in this Order have the meaning given to them in the Stipulation.

1 automatic stay and abandonment of property that AAFES seeks in its Motion. Accordingly, the
2 Court ORDERS AS FOLLOWS:

- 3 1) The Motion is granted and the Stipulation is approved;
- 4 2) The Abandoned Property shall be deemed abandoned pursuant to 11 U.S.C. § 554(b) as
5 of January 25, 2023;
- 6 3) AAFES is granted relief from the automatic stay for cause under 11 U.S.C. § 362(d)(1),
7 to permit AAFES to take possession of, remove from the military stores covered by the
8 Contract, and dispose of by sale or otherwise, the Abandoned Property;
- 9 4) Except for the abandonment and relief from the automatic stay expressly granted herein,
10 the Stipulation and this Order are without prejudice to and shall not be deemed to waive
11 (expressly or impliedly) any rights, claims, or defenses that the Trustee or AAFES may
12 have against each other or any other interested party in this Chapter 7 case or otherwise;
13 and
14 5) This order is effective and immediately enforceable upon its entry by the Clerk of Court
15 notwithstanding any potential application of Bankruptcy Rules 4001(a)(3), 6004(h), or
16 7062 or otherwise, and shall not be stayed absent an application by a party in interest for
17 a stay in conformance with Bankruptcy Rule 8007, and a hearing upon notice.

18 //END OF ORDER//

19 Presented by:

20 NICHOLAS W. BROWN
21 United States Attorney

22 s/ Kyle A. Forsyth
23 Kyle A. Forsyth, WSBA #34609
24 Assistant United States Attorney
25 United States Attorney's Office

ORDER APPROVING STIPULATION AND GRANTING AAFES RELIEF
FROM THE AUTOMATIC STAY UNDER SECTION 362(d) AND
ABANDONMENT OF PROPERTY - 2
(B23-10117-TWD)

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